

SAN ANTONIO PLANNING COMMISSION MINUTES



March 23, 2011



Amelia Hartman, *Chair*

Jose R. Limon, *Vice Chair*

Andrea Rodriguez, *Chair Pro Tem*

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez

Rolando H. Briones

Jody R. Sherrill

Rob Rodriguez



The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street is wheelchair-accessible. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.

Please note that Citizens Comments are limited to three (3) minutes per person
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEMS:

A. Work session, 1:00 P.M., Tobin Room

- Agenda items may be discussed (Development Services Department)
- Briefing on the West/Southwest Sector Plan (Planning and Community Development Department, Ashley Parsons)
- Briefing on the Midtown Brackenridge Master Plan and potential amendments to the adjacent Neighborhood Plans of Government Hill, Tobin Hill, Westfort, Mahncke Park, and River Road (Planning and Community Development Department, Andrea Gilles)
- Briefing on the Northwest Community Plan (Planning and Community Development Department, John Osten)

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call – Present: Hartman, A. Rodriguez, Billa Burke, Briones, R. Rodriguez,
Lindhorst, Sherrill
Absent: Martinez, Limon

4. Citizens to be heard

Chair opened the public hearing

5. PUBLIC HEARINGS

* Project is located in the Camp Bullis Notification Area.

REPLATS W/ WRITTEN NOTIFICATION:

- A. 100130 Monte Viejo Subdivision Unit 8**
(Northeast of the intersection of Fairlawn Drive and Verde Bosque)
- B. 100259 Napa Oaks, Unit – 1 Replat PUD ***
(On the south side of Napa Landing, west of Carmel Valley)
- C. 100299 Villa Del Sol Subdivision, Unit 10C**
(On the east side of West Ansley Boulevard, north of Verde Canyon)
- D. 110022 Wheatley Heights Sports Park-South**
(South of Martin Luther King Boulevard, east of Wheatley Avenue)
- E. 110073 South San High School Replat**
(On the east side of Palo Alto Road, north of Navajo Street)

Chair closed the public hearing.

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, and have met all standards for development under state law, and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEMS 6-10 HELD ABOVE:

- 6. 100130 Monte Viejo Subdivision Unit 8**
(Northeast of the intersection of Fairlawn Drive and Verde Bosque)
- 7. 100259 Napa Oaks, Unit – 1 Replat PUD ***
(On the south side of Napa Landing, west of Carmel Valley)
- 8. 100299 Villa Del Sol Subdivision, Unit 10C**
(On the east side of West Ansley Boulevard, north of Verde Canyon)
- 9. 110022 Wheatley Heights Sports Park-South**
(South of Martin Luther King Boulevard, east of Wheatley Avenue)
- 10. 110073 South San High School Replat**
(On the east side of Palo Alto Road, north of Navajo Street)

PLATS:

11. **100334** **Estonia Subdivision Unit 5R**
 (West of the intersection of Military Drive West and Ingram Road)
12. **100366** **Valero Corntyer Store No. 1054 ***
 (At the intersection of UTSA Boulevard and IH-10 West)

PLAN:

13. **006-11** **Mission Baseball Academy MAOZ**
 (East of the intersection of State Highway 151 and Callaghan Road)

Commissioner Billa Burke arrived at 2:09 p.m.

Chair Hartman asked for a motion to approve items on the Consent Agenda as presented.

Motion: Commissioner Lindhorst to approve the items on the Consent
 Agenda as presented.
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes.

INDIVIDUAL CONSIDERATION

PLATS:

14. **060748** **Terra Bella Subdivision Unit 3 PUD** (Time Extension)
 (Near the intersection of Hardy Oak Boulevard and Wilderness Oak)

Robert Lombrano, Planner, introduced item and recommended approval.

Curtis Steger, developer's representative, stated this project is currently under construction and is scheduled to be completed in April 2011. He also stated the delay in construction has been due to the economic conditions.

Motion: Commissioner Sherrill to follow staff's recommendation of approval.
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes.

- 15. 070523 Klabunde Subdivision** (Time Extension)
(Northwest corner of Ralph Fair Road and Presido Haven)

Robert Lombrano, Planner, introduced item and recommended approval.

Motion: Commissioner Billa Burke to follow staff's recommendation of approval.
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes.

LAND TRANSACTIONS:

- 16. S.P. No. 1397** Request to Transfer of Use, Benefit and Control of 3362 East Commerce from the Grants and Monitoring Department to the Library (Capital Improvements Management Services by Mary Fors)

Mary Fors, Capital Improvements Management Services Department, presented item and recommended.

Motion: Commissioner Lindhorst to follow staff recommendation of approval.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes.

- ~~**17. S.P. No. 1537** Request to close to vehicular traffic four railroad crossings near NCBs 9464, 3490, 6254 and 2509 (Capital Improvements Management Services by Martha Almeria) – **Pulled**~~

Martha Almeria, Capital Improvements Management Services Department, presented item and recommended to pull this item as per the applicant's request.

Chair opened the reopened the public hearing.

Daniel Martinez, citizen, spoke in opposition. He stated diverting the traffic to other streets would cause a safety hazard due to some of these streets being narrow and vehicles parking on the street. He further stated some of the houses are moved away from the tracks which does not necessitate a quiet zone.

Mary Regaladao, citizen, spoke in opposition. She stated her main concern was the damage the train was doing to the houses not the noise.

Majed Al-Ghafry, Public Works Director, stated staff has met with the residents who have voiced their concerns with the notification. He also stated council is proposing to have another meeting with the residents to discuss the impact of these closures. He further stated the overall benefit of the quiet zone in staff opinion outweighs the disadvantages.

Anna Marie Beltran, citizen, spoke in opposition. She stated they are requesting a quiet zone but the trains are the ones that are making the noise. She also stated this would only leave them on crossing.

Chair closed the public hearing.

COMPREHENSIVE MASTER PLANS:

18. **PA11015** - Public hearing and consideration of a resolution amending the land use plan contained in the Northeast Inner Loop Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 8.156 acres located at 3819 Harry Wurzbach from High Density Residential land use to Community Commercial land use. (Planning and Community Development Department by Robert C. Acosta)

Robert Acosta, Planning and Community Development Department, presented item and recommended a continuance to the next regularly scheduled meeting as per the applicant.

Ken Brown, representative, stated he is requesting a continuance on this item to the next regularly scheduled as per the applicant. He also stated they will be having a stakeholder meeting with everyone within 200 feet of the property.

Dawn Peterson, citizen, stated he does live within 200 feet of the property but his development is located within 200 feet of the property and he is going along with the idea of Mr. Brown's request to have a meeting with the neighborhood.

Motion: Commissioner Briones to follow staff recommendation of a continuance to the next regularly scheduled meeting.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes.

Commissioner Sherrill departed at 2:45 p.m.

19. **PA11018** - Public hearing and consideration of a resolution amending the land use plan contained in the Tobin Hill Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.4049 acres located at 910 and 914 East Mistletoe Street from Low Density Residential land use to Low Density Mixed Use land use. (Planning and Community Development Department by Michael Taylor)

Michael Taylor, Planning and Community Development Department, presented item and recommended approval of the request to amend from Low Density Residential Land Use to Low Density Mixed Land Use.

Brad Braune, applicant, stated they would like rent out this house occasionally as bed and breakfast on the weekend. He also stated his mother owns this home but lives out of town and only visit two to three times a year. He further stated the Tobin Hill Community Association is in support of the change.

Motion: Commissioner Billa Burke to follow staff recommendation of approval.
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes.

- 20. PA11019** - Public hearing and consideration of a resolution amending the land use plan contained in the Nogalitos/S. Zarzamora Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.1481 acres located at 127 Roslyn Avenue from Low Density Residential land use to Mixed Use land use. (Planning and Community Development Department by Robert C. Acosta)

Robert Acosta, Planning and Community Development Department, presented item and recommended approval of the request to amend from Low Density Residential Land Use to Mixed Use land use.

Bobby Perez, representative, stated residents of the neighborhood were complaining about the off street parking from the HEB. He also stated this would allow for HEB to accommodate the parking for their customers.

Motion: Commissioner Briones to follow staff recommendation of approval.
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes.

OTHER ITEMS:

- 21.** Approval of the minutes for the March 9, 2011 Planning Commission meeting

Motion: Commissioner Billa Burke to approve the March 9, 2011 Planning Commission minutes as presented.
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

22. Director's report - City Council Action Update (Planning Commission Items sent to Council)

No director's report.

23. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed

24. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 3:05 pm.

APPROVED



Amelia E. Hartman

ATTEST:

